

Joe Orr, Inc.
Surveyors & Engineers
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Dorothy B. McCrory Tract
Crawford Burnett League
College Station, Texas
20 September 1991

All that certain tract or parcel of land lying and being situated in the Crawford Burnett League in College Station, Brazos County, Texas, being a part of that 11.23 acre tract conveyed to Dorothy B. McCrory by deed recorded in Volume 428, Page 442 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

Beginning at a concrete right-of-way marker found at the most easterly corner of the said McCrory tract in the northwest right-of-way line of FM 2818.

Thence S 50° 14' 57" W - 462.81 feet along the northwest right-of-way line of FM 2818 to a concrete right-of-way marker found at an angle point;

Thence S 64° 57' 30" W - 27.48 feet continuing along said right-of-way line to an iron rod set at the most easterly corner of that 1.74 acre tract conveyed to the City of College Station by deed recorded in Volume 488, Page 210 of the Deed Records of Brazos County, Texas;

Thence N 25° 02' 30" W - 275.00 feet along the northeast line of the said City of College Station 1.74 acre tract to an iron rod found at the most northerly corner of same;

Thence S 64° 57' 30" W - 415.31 feet along the northwest line of the said City of College Station 1.74 acre tract and continuing along the northwest line of that 0.63 acre tract conveyed to the City of College Station by deed recorded in Volume 1227, Page 277 of the Official Records of Brazos County, Texas, to an iron rod set in the southeast line of Camelot Addition Section Four according to plat of record in Volume 343, Page 701 of the Deed Records of Brazos County, Texas;

Thence N 12° 52' 55" E - 293.76 feet along the southeast line of the said Camelot Addition Section Four to an iron rod found at the beginning of a curve to the left (R=643.14');

Thence along the arc of said curve through a central angle of 23° 25' 16" to an iron rod found at the end of said curve in the northeast line of Camelot Addition Section Three according to plat of record in Volume 327, Page 451 of the Deed Records of Brazos County, Texas;

Thence N 10° 32' 21" W - 17.70 feet along the northeast line of the said Camelot Addition Section Three to an iron rod set at the southwest corner of Southwood Section 25 addition according to plat of record in Volume 316, Page 687 of the Deed Records of Brazos County, Texas;

Thence S 86° 27' 03" E - 390.35 feet along the southwest line of Southwood Section 25 to an iron rod set at the rear common corner of Lots 28 and 29 in Block 14 of the said Southwood Section 25;

Thence S 44° 39' 00" E - 117.00 feet along the southwest line of the said Lot 29 to a concrete monument found at the most southerly corner of same;

Thence N 43° 21' 10" E - 129.24 feet along the southeast line of the said Lot 29 to an iron rod found at the rear common corner of Lot 29 and Lot 30 of the said Southwood Section 25;

Thence S 37° 42' 51" E - 400.92 feet along the northeast line of the said McCrory 11.23 acre tract to the Point of Beginning and containing 7.73 acres of land more or less.

**Bee Creek Drainage Easement
0.010 Acre - Dorothy B. McCrory
Crawford Burnett Survey, A-7
College Station, Brazos County, Texas**

Field notes of a 0.010 acre tract or parcel of land, lying and being situated in the Crawford Burnett Survey, Abstract No. 7, College Station, Brazos County, Texas, and being part of the remainder of the 11.23 acre tract described in the Quit Claim Deed from Dorsey Elwood McCrory to Dorothy Brann McCrory, recorded in Volume 428, Page 442, of the Deed Records of Brazos County, Texas, (also see Volume 488, Page 207, for clarification of a Save and Except tract), and being more particularly described as follows:

BEGINNING at a $\frac{1}{2}$ " Iron rod set in the south line of Lot 10, Block 14, Southwood Section 25 according to the plat recorded in Volume 316, Page 687, of the Deed Records of Brazos County, Texas, located S $86^{\circ} 27' 03''$ E - 10.31 feet from the southwest corner of the said Lot 10, Block 14;

THENCE S $86^{\circ} 27' 03''$ E along the south line of the beforementioned Lot 10, Block 14 for a distance of 27.60 feet to a $\frac{1}{2}$ " Iron rod set;

THENCE S $02^{\circ} 25' 36''$ W 17.19 feet to a $\frac{1}{2}$ " Iron rod set;

THENCE N $87^{\circ} 34' 24''$ W 23.52 feet to a $\frac{1}{2}$ " Iron rod set in a curve concave to the west having a radius of 653.14 feet;

THENCE parallel with and 10' east of the 80' wide drainage and utility easement as shown on the plat of Camelot Addition Section Three according to the plat recorded in Volume 327, Page 451, of the Deed Records of Brazos County, Texas, as follows:

Northerly along said curve for an arc distance of 3.01 feet to the end of this curve, the chord bears N $10^{\circ} 24' 26''$ W - 3.01 feet,

N $10^{\circ} 32' 21''$ W 15.18 feet to the **PLACE OF BEGINNING**, containing 0.010 acre of land, more or less.



Surveyed February 1999

By:

S. M. Kling
S. M. Kling
R.P.L.S. No. 2003

kaa00-01b:beecreek.010

Bee Creek Right-of-way Acquisition
0.131 Acre - Dorothy B. McCrory
Crawford Burnett Survey, A-7
College Station, Brazos County, Texas

Field notes of a 0.131 acre tract or parcel of land, lying and being situated in the Crawford Burnett Survey, Abstract No. 7, College Station, Brazos County, Texas, and being part of the remainder of the 11.23 acre tract described in the Quit Claim Deed from Dorsey Elwood McCrory to Dorothy Brann McCrory, recorded in Volume 428, Page 442, of the Deed Records of Brazos County, Texas, (also see Volume 488, Page 207, for clarification of a Save and Except tract), and being more particularly described as follows:

BEGINNING at the west corner of the 0.63 acre Tract One described in the deed to the City of Bryan recorded in Volume 1940, Page 154, of the Official Records of Brazos County, Texas, said corner being in the east line of an 80' wide utility and drainage right-of-way as shown on the plat of Camelot Addition Section Four, recorded in Volume 343, Page 701, of the Deed Records of Brazos County, Texas;

THENCE along the east line of the beforementioned 80' wide utility and drainage right-of-way (Camelot Section Four) and the east line of an 80' wide drainage and utility easement as shown on the plat of Camelot Addition Section Three recorded in Volume 327, Page 451, of the Deed Records of Brazos County, Texas, as follows:

N 12° 52' 55" E 293.91 feet to the beginning of a curve concave to the west having a radius of 643.14 feet,
Northerly along said curve for an arc distance of 262.90 feet to the end of this curve, the chord bears N 01° 10' 17" E - 261.07 feet,
N 10° 32' 21" W 17.69 feet to the southwest corner of Lot 10, Block 14, Southwood Section 25, according to the plat recorded in Volume 316, Page 687, of the Deed Records of Brazos County, Texas;

THENCE S 86° 27' 03" E along the south line of the beforementioned Lot 10, Block 14, Southwood Section 25 for a distance of 10.31 feet to a ½" Iron rod set;

THENCE parallel with and 10' east of the beforementioned (2) 80' wide drainage and utility easements as follows:

S 10° 32' 21" E 15.18 feet to the beginning of a curve, concave to the west having a radius of 653.14 feet,
Southerly along said curve for an arc distance of 282.21 feet to the end of this curve, the chord bears S 01° 10' 17" W - 265.13 feet,
S 12° 52' 55" W 286.13 feet to a ½" Iron rod set in the northwest line of the beforementioned 0.63 acre tract;

THENCE S 64° 59' 31" W along the northwest line of the beforementioned 0.63 acre tract for a distance of 12.67 feet to the **PLACE OF BEGINNING**, containing 0.131 acre of land, more or less.



Surveyed February 1999

By:

S. M. Kling
S. M. Kling
R.P.L.S. No. 2003

kec09-01b;beecreek.131